

Town of Marbletown

Historic Preservation Commission

Town Hall
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Commissioners:
Anthony DiGuiseppe, Chairman
Vice Chair
Secretary
Doug Adams
Laura Shane Cunningham
Marjorie Shelley

Rich Parete, Town Supervisor
Daisy Foote, Town Board Liaison

Marbletown Historic Preservation Commission September 12, 2020 Meeting, Virtual Meeting

Present:

Tim Hunt, Co-Chair
Anthony DiGuiseppe, Co-Chair
Marian McCorkle-Beckerman, Vice Chair
Doug Adams, Commissioner
Kathy Schulz, Commissioner
Harry Hansen, Commissioner
Marjorie Shelley, Commissioner
Laura Cunningham, Commissioner
Claudine Brenner, Secretary

Susan Sprachman, Town Board Liaison

Attending: Daisy Foote, Town Board Liaison
Invited: Stuart Leigh
Present: John Harrington, resident of Marbletown

Call to order, Quorum, Review of Agenda and Minutes. Mr. Hunt called the meeting to order at 9:32 a.m. The minutes of the August 8 meeting were reviewed and with a few edits they were approved. DiGuiseppe motioned to accept. Marjorie seconded. The agenda was reviewed.

Roosa House landmark application.

The meeting then switched to the public meeting, in order to present and review the Roosa House landmark application. The meeting was called to order and the pledge of allegiance taken. DiGuiseppe introduced himself and extensively presented the 200 Bone Hollow road property - a typical Dutch stone farm house, built in circa 1740 and located on 27 acres in Lyonsville, Marbletown. He spoke of its contributing and non-contributing aspects, the architecture, the changes made - in 1970 and in 2004, the archeological artifacts discovered whilst renovating; where it was listed, and the significance of personages associated with the property.

Hansen queried the 1800 date on the privy and whether a more approximate date could be gleaned from the framing or some analysis of wood fragments using ways that are now available. DiGuiseppe agreed it was not built at the same time as the house - perhaps later - and probably built and rebuilt over the course of time, but in the same location.

A discussion then ensued, prompted by Hansen, on the basement fireplace and whether it was jammed rather than jamless. A listing of houses that were registered in the 1749 census, and access to county records, (currently difficult to obtain due to covid), would provide additional information on personages, and support the 1740 construction date. DiGuiseppe would like to landmark the house both locally and nationally. Hunt proposed considering #3 and clarifying the documentation to focus on architecture narrative.

McCorkle-Beckerman motioned to end the public hearing. All were in favor.

The HPC resumed its meeting.

DiGuiseppe requested a vote on the decision of the application, and recognized the need to address the following requested revisions:

- A date clarification with reference to whether the privy is 1800 with more information on how the interior is framed.
- A description of jamless versus jammed fireplace in the basement.

To recommend to the town board that this property be landmarked for its architectural significance.

Hansen moved to approve with revisions. Adams seconded.

The application, with revisions, should be submitted to the town clerk who will send out a certified letter.

Lyonsville COA:

DiGuiseppe, representing the owner, presented the Lyonsville church COA. The owner was aware that the church was historic and that any changes to the outside would have to be approved in advance by Historic Preservation Commission. According to the owner, because of Covid, he did not get a chance to request approval. A COA was submitted for the deck and rear door that had already been built.

In conclusion, the commission decided to hold the COA in abeyance until an application for a building permit for the deck and door was applied for, which was the lawful procedure.

DiGuiseppe will contact the owner.

Town Business:

Kripplebush solar farm:

Sprachman gave an update on the access road: It will not go along houses that line Kripplebush road. The DOT denied a road curve and a new plan is to be submitted. The lines that go across the creek will be buried, and there will be wooden fences around transmission boxes.

Stuart Leigh, Marbletown resident, joined the meeting and hoped the Commission would address the list of questions he had submitted ahead of time regarding the solar farm. His concern was the significant impact the project would have on the historic district. He wondered whether the Commission could request that the project be slowed down until more information was available and hoped that the site would be shielded year round. The commission replied they had requested at the onset, year round full height screening with non-deciduous trees. And that they had suggested in their letter to the Planning Board that a moratorium be put on solar displays in residential districts and offered to work with the planning board to revise those guidelines. The commission intends to provide a more formal response to Stuart's questions. But, in the meantime, new plans needed to be submitted.

Other Business: Hunt acknowledged that it was Ms. Sprachman's last meeting as HPC Town Liaison representative, and thanked her. He then welcomed her replacement, Daisy Foote.

Elections Results:

McCorkle-Beckerman read out the results:

Chairman: 5 to 4 to Anthony DiGuiseppe

Vice chair 6 to 3 to Marian McCorkle-Beckerman

Secretary: all 9 votes to Kathy Schulz

Treasurer: Doug Adams

Tim Hunt then announced he would be resigning from the commission and would send a letter.

Marian McCorkle-Beckerman announced she would be resigning as well.

Kathy Schulz said she would not be secretary, would also resign, and would be sending a letter to explain her reasons.

DiGuiseppe would be taking over the administration of the survey grant.

It was noted a new vote would need to be prompted for a Vice-Chair and a Secretary.

With no further business, the meeting was adjourned at 11.30 AM. The next meeting will be held on October 10, 2020 at 09:30AM.

Respectfully submitted,
Claudine Brenner